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December 7, 2011

TO: Houston Planning Commission

FROM: Marlene L. Gafrick, Director *MLG*

SUBJECT: Changes to the Proposed Off-Street Parking Ordinance

On December 1, 2011, the Planning Commission discussed recommended changes to the draft ordinance language of Chapter 26, the Off-Street Parking Ordinance. Based on the guidance of the Commission, staff has revised the ordinance to accommodate the recommendations by:

- Adding a small restaurant classification within the urban area for freestanding establishments up to 2,000 SF of GFA with a parking ratio of 8 spaces per 1,000 SF of GFA;
- Adding a small bar, club or lounge classification within the urban area called "tavern or pub" for freestanding establishments up to 2,000 SF of GFA with a parking ratio of 10 spaces per 1,000 SF of GFA;
- Maintaining the proposed bicycle parking requirement of one (1) bicycle space for each 25,000 SF of GFA for office, retail, and commercial uses over 5,000 SF of GFA, with a maximum requirement of six spaces;
- Adding a parking incentive for providing additional bicycle spaces within urban area where uses may reduce the number of required automobile spaces up to 10% by providing four (4) bicycle spaces for each automobile space removed;
- Redefining the urban area boundary as Loop 610;
- Consolidating the lease parking language into one separate section;
- Revising the numbering of certain sections that had been numbered incorrectly; and
- Revising the language of several sections to make the ordinance easier to read and removing certain language within the ordinance that was no longer required as a result of the proposed amendments.